177.0	0002	0029.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	858,200 / 858,200
					USE VALUE:	858,200 / 858,200
					ASSESSED:	858,200 / 858,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
166		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROTHEMEYER MICHAEL G & SABRINA
Owner 2:	
Owner 3:	
Street 1:	166 SYLVIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	REI MANUEL T & NUNO M -
Owner 2:	KANE THERESA -
Street 1:	166 SYLVIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Vinyl Exterior and 3150 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4917.000	460,900		397,300	858,200
Total Card	0.113	460,900		397,300	858,200
Total Parcel	0.113	460,900		397,300	858,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 272.44 /Parcel: 272.44

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 119516

GIS Ref

GIS Ref

Insp Date 07/28/16

!13878!

PREVIOUS ASSESSMENT

Parcel ID 177.0-0002-0029.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	460,900	0	4,917.	397,300	858,200		Year end	12/23/2021
2021	101	FV	446,800	0	4,917.	397,300	844,100		Year End Roll	12/10/2020
2020	101	FV	446,800	0	4,917.	397,300	844,100	844,100	Year End Roll	12/18/2019
2019	101	FV	327,900	0	4,917.	391,600	719,500	719,500	Year End Roll	1/3/2019
2018	101	FV	327,900	0	4,917.	300,800	628,700	628,700	Year End Roll	12/20/2017
2017	101	FV	327,900	0	4,917.	283,800	611,700	611,700	Year End Roll	1/3/2017
2016	101	FV	182,500	0	4,917.	261,100	443,600	443,600	Year End	1/4/2016
2015	101	FV	181,700	0	4,917.	244,000	425,700	425,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:53:39

LAST REV

Date	Time
04/13/18	08:50:17
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13878

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REI MANUEL T &	55867-347		11/19/2010		385,000	No	No		
REI MARIA T,	54256-359		2/4/2010	Family	1	No	No		
REI JOHN G & MA	53626-160		10/2/2009	Family	1	No	No		
	10635-84		9/14/1964			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/21/2018	296	Solar Pa	21,000	C				
3/9/2016	250	Heat App	18,000					HVAC
3/9/2016	250	Heat App	18,000	O				
2/26/2016	200	Redo Kit	87,000	O	2/29/2016			Rough finish work
1/15/2016	55	Addition	69,900		1/15/2016			add second floor
10/18/2001	772	Re-Roof	4,600	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2016	Inspected	DGM	D Mann
7/11/2016	Left Notice	DGM	D Mann
7/11/2016	Permit Visit	DGM	D Mann
10/20/2008	Meas/Inspect	163	PATRIOT
1/4/2000	Meas/Inspect	243	PATRIOT
7/16/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	119516
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4917		Sq. Ft.	Site		0	70.	1.15	6									397,257						397,300	

Total AC/HA:	0.11288	Total SF/SM:	4917	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	397,257	Spl Credit		Total:	397,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.04999995
Const Adj.:	0.98980004
Adj $ / SQ:	135.108
Other Features:	105605
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	516653
Depreciation:	55799
Depreciated Total:	460854

COMMENTS

1 FPL NON FUNC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

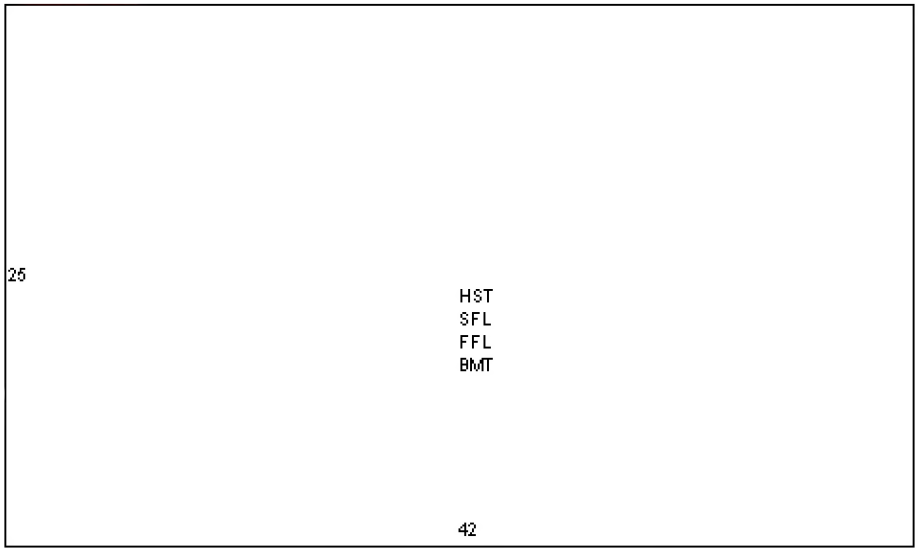
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	135.11
Special Features:	0	Val/Su Net:	125.41
Final Total:	460900	Val/Su SzAd	175.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,050	53.710	56,391
FFL	First Floor	1,050	135.110	141,863
SFL	Second Floor	1,050	135.110	141,863
HST	Half Story	525	135.110	70,932

Net Sketched Area:	3,675		Total:		411,049
Size Ad	2625	Gross Area	4200	FinArea	3150

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0002-0029.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: